

Harrington Park
PLANNING BOARD
MINUTES

Tuesday, December 13, 2016

Chair Capazzi brought the meeting to order at 8:03PM

Roll Call	PRESENT	ABSENT
CAPAZZI	X	
ARDITO	X	
MAYOR HOELSCHER	X	
SEYMOUR-JONES	X	
McLAUGHLIN	X	
LEE	X	
WALDRON	X	
NAPOLITANO		X
BARRAGATO	X	

Mr. Napolitano sends his regrets.

Also Present: Lou D'Arminio, Legal Counsel
Florence Savoye, Board Clerk
Michael Hakim, Planner
Anthony Kurus, Engineer

September 29, 2016 Special Meeting MINUTES APPROVED

	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO		X	X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES	X		X		
McLAUGHLIN			X		
LEE			X		
WALDRON					X
NAPOLITANO					
BARRAGATO			X		

INVOICES APPROVED: (listed on agenda)

	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO		X	X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES			X		
McLAUGHLIN	X		X		
LEE			X		
WALDRON			X		
NAPOLITANO					
BARRAGATO			X		

Soil Movement Application

7 Taylor Place

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Block 1502, Lot 5.02

Hagopian Homes, Represented by Archie Tarpinian

Presented by Michael Hubschman, of Hubschman Engineering, sworn in by Mr. D'Arminio.

Chair Capazzi accepts Mr. Hubschman's credentials without reservation.

Exhibit 1A: Site Plan

A simple soil movement application proposing to move approximately 598 cubic yards of soil in the process of creating a basement for a new house on the lot. The lot is part of a three lot subdivision granted in 2013.

A board member inquired where the soil would go, and Mr. Hubschman replied that Towbar Excavating, named in the application, would be removing the soil from Harrington Park.

Mr. Kurus, Board Engineer, noted in his testimony that the application incorporated comments from the 2013 application and pending a permit from Bergen County Soil Conservation, find no issue with the proposal.

8:06PM Meeting opened to the Public. No public present.

The board voted.

8:09PM Meeting closed to the Public.

	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO			X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES	X		X		
McLAUGHLIN		X	X		
LEE			X		
WALDRON			X		
NAPOLITANO					
BARRAGATO			X		

Master Plan revision to Industrial Zone: The last piece of Affordable Housing zoning needed for the Master Plan. Mr. Hakim asks for the board to move that he write a brief amendment to the Industrial Zone allowing and encouraging Affordable Housing and specific businesses, as outlined in the November 23, 2016 Memo by Mr. Hakim.

	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO			X		
MAYOR HOELSCHER			X		
SEYMOUR-JONES	X		X		
McLAUGHLIN		X	X		
LEE			X		
WALDRON					Recused
NAPOLITANO					
BARRAGATO			X		

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Hakim & Associates 2017 Plan: Mr. Hakim wishes to retire at the end of 2017, with a few exceptions: Allegro application, Pastore application, Master Plan amendment, and possibly the Bergen County/United Way property development, depending on when an application arrives. The Board votes to send a letter to Mayor and Council for the purposed of Re-Organization suggesting Mr. Hakim take the title of Planning Consultant. Mayor Hoelscher commented on the good work Mr. Hakim has done for Harrington Park over the years, as Borough Planner and with the Environmental Commission, creating the Environmental Resource Inventory. The Board congratulates him on his retirement.

	Move	Second	YES	NO	Abstain
CAPAZZI			X		
ARDITO		X	X		
MAYOR HOELSCHER	X		X		
SEYMOUR-JONES			X		
McLAUGHLIN			X		
LEE			X		
WALDRON			X		
NAPOLITANO					
BARRAGATO			X		

ADJOURNED 9:02PM
NEXT SCHEDULED PLANNING BOARD MEETING
Tuesday January 10, 2017